GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

YAT&C (T) Department – Realignment of 40.00 acres land allotted to M/s Mayfair Hotels & Resorts Limited at Annavaram (V), Bheemili (M), Visakhapatnam – Change of Legal Entity as M/s. Mayfair Hotels & Resorts (Vizag) Private Limited - Providing infrastructure like road, electricity and water facilities to the project site - Orders - Issued.

YOUTH ADVANCEMENT, TOURISM AND CULTURE (T) DEPARTMENT

G.O.MS.No.3, **Dt:20.03.2025**

Read thefollowing:

1. G.O.Ms.No.13, YAT&C(T)Dept., Dt:21.07.2023.
2. G.O.Ms.No.25, YAT&C(T)Dept., Dt:08.11.2023.
3. E-file.No.APTA-13021/6/2025-IDGSEC-APTA(C.No.2673183) received from CEO, APTA, Dt:09/01/2025.
4. Minutes of the SIPC Meeting, Dt:11.01.2025.
5. Minutes of the SIPC Meeting, Dt:18.02.2025.
6. Minutes of the SIPB Meeting, Dt:13.03.2025.

* * *

ORDER :-

In the reference 1st read above, orders have been issued for allotment of Ac 40.00 cts. of Land in Survey No. 110 & 109 of Annavaram Village, Bheemili Mandal, Visakhapatnam under PPP mode and grant of incentives based on the recommendations of State Investment Promotion Board (SIPB) for Development of Villas type of resorts i.e., Mayfair Beach Resort & Convention by M/s Mayfair Hotels & Resorts Limited.

2. In the reference 2nd read above, orders have been issued for revised allotment of 40 acres of contiguous land comprising of plot No.109 (Ac 19.24) and balance land of 20.76 Acres in partial plot of 101-1, to ensure continuity of the land, for development of Mayfair Beach Resort & Convention by M/s Mayfair Hotels & Resorts Limited at Annavaram, Visakhapatnam with a cost of Rs.400 Crore with exclusion of components (a) Mall (b) Golf Course (c) Service Apartments.

3. In the reference 3rd read above, the CEO, APTA has stated that M/s Mayfair Hotels & Resorts Ltd has requested for realignment of land allotted, approval of Change of Legal Entity and to provide infrastructure facilities i.e., road, electricity and water facilities to the project site. As per the recommendations of Pre-SIPC/Evaluation Committee the CEO, APTA has submitted the following proposals to the Government with a request to place them before SIPC for consideration:

(i). Realignment of the 40.00 acres land allotted at Annavaram Village, Bheemunipatnam Mandal, Visakhapatnam to M/s Mayfair Hotels & Resorts Limited.

Contd..2

(ii). Approval for Change of Legal Entity from M/s Mayfair Hotels & Resorts Limited to M/s. Mayfair Hotels & Resorts (Vizag) Private Limited.

(iii). Providing infrastructure like road, electricity and water facilities to the project i.e. Development of Mayfair Beach Resorts and Convention at Annavaram Village, Bheemunipatnam Mandal, Visakhapatnam.

4. The above proposals of the CEO, APTA have been placed before the State Investment Promotion Committee (SIPC), and the same have been approved by the SIPC in the references 4thand 5th read above. Accordingly, the proposals have been placed before the State Investment Promotion Board (SIPB) meeting held on 13.03.2025 and the SIPB approved the proposals with certain suggestions, vide reference 6th read above.

5. Government after careful examination of the matter and considering the recommendations of the State Investment Promotion Board (SIPB) hereby accord permission:

(i). To Realign 40 acres of land already allocated to M/s Mayfair Hotels & Resorts Limited at Annavaram (V), Bhimunipatnam (M), with the specific Survey Nos/LPM Nos as detailed below, subject to the conditions that the terms of the earlier allotment shall remain unchanged and no further alterations will be allowed in the land allotment and that the land/villas shall be used for tourism purposes only and not for any other purposes, such as residential or any other use.

S.No	Sy.No./LP No.	Extent in Ac
1	LP No.1330	4.68
2	LP.No.167	19.245
3	LP.No.1333	15.405
4	Sy.No.101-1 (part)	0.26
5	Sy.No.110 (part)	0.41
		40.00

(ii). To change the legal entity from M/s. Mayfair Hotels & Resorts Ltd to M/s. Mayfair Hotels & Resorts (Vizag) Pvt. Ltd, an SPV Company, subject to the following conditions:

a) Mayfair Hotels & Resorts Ltd shall continue to hold 51% equity in the SPV for a lock-in period of two years after CoD.
b) The brand name of Mayfair Hotels & Resorts shall be continued throughout the lease period.
c) Any change in the shareholding of SPV shall be done with the approval of the AP Tourism Authority.
d) The SPV shall submit quarterly report of the shareholding pattern to the AP Tourism Authority.

Contd..3

(iii) (a) To extend and enhance the power and water supply facilities of Oberoi to meet the requirements of the Mayfair project as well, at an additional cost of INR 6.09 Crore as power and water supply facilities had already been sanctioned to the Oberoi Group. Since the Mayfair project is adjacent to the Oberoi project. The Finance Department has been directed to provide an additional budget of INR 6.09 Crore to take up the additional power and water works as detailed below and these works will be executed by APEPDCL and AP RWS&S Department respectively.

- Power Supply: INR 3,06,33,263
- Water Supply: INR 3,03,00,000

(b) To extend the road already sanctioned for the Oberoi project (from Dibbapalem village, connecting to the Bhogapuram airport road) upto Mayfair as a single lane with a 20ft width, at an estimated cost of INR 13,17,17,660, which include already approved road for Oberoi project costing INR 8,39,00,000 and an additional land acquisition cost of INR 4,78,17,660.

6. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Chief Executive Officer,
Andhra Pradesh Tourism Authority, Vijayawada.
The District Collector and Magistrate, Visakhapatnam.
M/s Mayfair Hotels & Resorts Limited, Bhubaneswar.
(through CEO, APTA)
The Principal Secretary to Government,
Finance Department, AP Secretariat.

Copy to:

The Industries & Commerce Department,
A.P.Secretariat, Velagapudi.
The Additional Secretary to CM.
The OSD to Minister for Tourism (TC & C).
The PS to Special Chief Secretary to Government, YAT&C(T) Dept.
The G.A (Cabinet) Department, A.P.Secretariat, Velagapudi.
SF/SC.

// FORWARDED :: BY ORDER//

SECTION OFFICER